



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

AGENDA

Planning and Zoning Commission Regular Meeting*

Tuesday, November 1, 2016, at 6:00 P.M.

City Hall Council Chamber

201 E. Walnut

Call to Order

- ITEM 1:** Administer Statement of Appointed Official and Oath of Office to Eddie Allen, Curtis Creswell, Chairman Davey Edwards and Vice-Chairman Cecil LeMond.
- ITEM 2:** Consider and take appropriate action regarding approval of the following:
- Planning and Zoning Commission Meeting Minutes, September 6, 2016.
 - City Council and Planning and Zoning Commission Joint Workshop Meeting Minutes, September 12, 2016.

Public Hearing Items:

- ITEM 3:** **RP2016-04** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-04—Amir Alwani's request, on behalf of Al-Wani Real Estate, to final plat Lot 1R, Block 3, Sunset Hill Addition, being 0.978 acres and a replat of Lots 10-12, Block 2; all of Lots 1-2, part of Lots 3, 4, 22, 23, and 24, Block 3 and part of Guinn Avenue as closed by City Ordinance No. 3-60 (June 7, 1960) and part of the alley lying in said Blocks 2 and 3 as closed by City Ordinance, and more commonly referred to as 200 N US Hwy 81-287, Decatur, Texas. A complete legal description is found on the plat exhibit in the staff report. ***(Tabled to the December 6, 2016, Planning & Zoning Meeting. Application will need to be tabled due to boundary dispute.)***
- ITEM 4:** **RP2016-05** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-05—Harold Ballard's request, on behalf of Tiffany Leeann Woskowicz, to final plat Lots 1R, 2R & 3R, Block A, Fairview Estates East, being a replat of Lot 1, Block A, Fairview Estates East, in the Extraterritorial Jurisdiction (ETJ) of the City of Decatur, Wise County, Texas. ***(Plat was previously approved by the City Council on September 12, 2016. However, the surveyor discovered a Devon gas line easement and a Texas Electric Service Co. electric utility line easement; neither easements were reflected on the original replat submittal. (RP2016-02))***

Non Public Hearing Items:

- ITEM 5:** **PP2016-04** Commission to hear and consider and take action to make a recommendation to City Council regarding Preliminary Plat Application 2016-04—Pastor Ron Fox's request, on behalf of Cornerstone Baptist Church, to preliminary plat Lot 1, Block 1, Cornerstone Baptist Church Addition, being a 12.05-acre tract in the David Moses Survey, Abstract No. 537, Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.
- ITEM 6:** **FP2016-05** Commission to hear and consider and take action to make a recommendation to City Council regarding Final Plat Application 2016-05—Pastor Ron Fox's request, on behalf of Cornerstone Baptist Church, to final plat Lot 1, Block 1, Cornerstone Baptist Church Addition, being a 12.05-acre tract in the

David Moses Survey, Abstract No. 537, Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

ITEM 7: New and/or future business items.

Adjournment

Prepared and posted this the 28th day of October, 2016, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director

MINUTES

A regular called meeting of the City of Decatur Planning and Zoning Commission was held at 6:00 p.m., Tuesday, September 6, 2016, in City Hall Council Chambers with the following in attendance:

MEMBERS PRESENT:

William D. Edwards, Chairman
Eileen Standridge
Curtis Creswell
Terry Berube
Eddie Allen
John Lainer

MEMBER ABSENT:

Cecil LeMond, Vice-Chairman

OTHERS PRESENT: Planning and Development Director Dedra Ragland, Legal Counsel Patricia Adams and Development Services Coordinator Codi Delcambre, representing the staff; and Kerry Graham and Mickey McMaster representing the applicants.

Chairman Edwards called the meeting to order at 6:00 p.m.

ITEM 1: Consider and take appropriate action regarding approval of August 16, 2016, Planning and Zoning Commission Meeting Minutes:

Commissioner Berube made a motion approve the Minutes for August 16, 2016. Commissioner Standridge seconded the motion. The motion passed 5-0, Vice-Chairman Lemond absent.

ITEM 2: **RP2016-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-02—Harold Ballard's request, on behalf of Tiffany Leeann Waskowicz, to final plat Lots 1R, 2R & 3R, Block A, Fairview Estates East, being a replat of Lot 1, Block A, Fairview Estates East, in the Extraterritorial Jurisdiction (ETJ) of the City of Decatur, Wise County, Texas. *(Item previously tabled from the August 2, 2016 and August 16, 2016, Planning and Zoning Commission Meetings.)*

Planning Director Ragland presented the staff report. Staff recommends conditional approval pending the Commissioners' Court approval of two variance requests: drainage study and minimum lot width along Right-of-Way frontage.

Commissioner Berube made a motion to recommend approval of Replat Application 2016-02 subject to Commissioners' Court approval of the variance requests for drainage study and the minimum lot width requirement along Right-of-Way frontage. Commissioner Allen seconded the motion. The motion passed 5-0, Vice-Chairman Lemond absent.

Chairman Edwards recused himself and left the chamber.

ITEM 3: **A2016-01** Commission to hear and consider and take action to make a recommendation to City Council regarding Annexation Petition and Application 2016-01—Daniel Cocanougher's request, on behalf of Cocanougher Family Management, LLC; Wise Asset Property Decatur, LTD; Darla Wooten; Allee Moulder; the Estate of Deborah Lynn Bridges; and Marie Sue Murray to voluntarily annex (and subsequently update the land use map to commercial and zone to C-2 or Thoroughfare Business)

approximately 168.8 acres and approximately 27 acres of US Hwy 81/287 (TxDOT Right-of-Way) into the corporate limits of the City of Decatur, Texas. The property to be annexed is generally located northwest and southwest of US Hwy 81/287, south of Carson Drive and west of US Hwy 81/287 Business, and including US Hwy 81/287 where adjacent to the current city limits and to the tracts to be annexed in Decatur's southeastern extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.

Planning Director Ragland presented the staff report. Staff recommends approval.

Commissioner Allen made a motion to recommend approval of Annexation Petition and Application 2016-01. Commissioner Berude seconded the motion. The motion passed 5-0, Chairman Edwards recused and Vice-Chairman Lemond absent.

ITEM 4: CP2016-02 Commission to hear and consider and take action to make a recommendation to City Council regarding Comprehensive Plan Amendment Application 2016-02—Daniel Cocanougher's request, on behalf of Cocanougher Family Management, LLC; Wise Asset Property Decatur, LTD; Darla Wooten; Allee Moulder; the Estate of Deborah Lynn Bridges; and Marie Sue Murray to update the land use map to a Commercial (COM) land use designation on approximately 168.8 acres and approximately 27 acres of US Hwy 81/287 (TxDOT Right-of-Way) immediately upon annexation into the corporate limits of the City of Decatur, Texas. The property is generally located northwest and southwest of US Hwy 81/287, south of Carson Drive and west of US Hwy 81/287 Business, and including US Hwy 81/287 where adjacent to the current city limits and to the tracts to be annexed in Decatur's southeastern extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.

Planning Director Ragland presented the staff report. Staff recommends approval.

Commissioner Berude made a motion to recommend approval of Comprehensive Plan Amendment Application 2016-02. Commissioner Creswell seconded the motion. The motion passed 5-0, Chairman Edwards recused and Vice-Chairman Lemond absent.

ITEM 5: ZC2016-04 Commission to hear and consider and take action to make a recommendation to City Council regarding Zoning Change Application 2016-04—Daniel Cocanougher's request, on behalf of Cocanougher Family Management, LLC; Wise Asset Property Decatur, LTD; Darla Wooten; Allee Moulder; the Estate of Deborah Lynn Bridges; and Marie Sue Murray to zone approximately 168.8 acres and approximately 27 acres of US Hwy 81/287 (TxDOT Right-of-Way) to a Commercial Zoning Designation immediately upon annexation into the corporate limits of the City of Decatur, Texas. The property is generally located northwest and southwest of US Hwy 81/287, south of Carson Drive and west of US Hwy 81/287 Business, and including US Hwy 81/287 where adjacent to the current city limits and to the tracts to be annexed in Decatur's southeastern extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.

Planning Director Ragland presented the staff report. Staff recommends approval.

Commissioner Allen made a motion to recommend approval of Zoning Change Application 2016-04. Commissioner Berube seconded the motion. The motion passed 5-0, Chairman Edwards recused and Vice-Chairman Lemond absent.

Chairman Edwards returned to the meeting.

ITEM 6: New and/or future business items:
a. Joint Workshop with City Council, September 12, 2016.

The meeting adjourned at 6:22 p.m.

William D. Edwards, Chairman

ATTEST:

Dedra Denée Ragland, Planning Director

**MINUTES
JOINT WORKSHOP
CITY COUNCIL
&
PLANNING AND ZONING COMMISSION**

A Joint City Council and Planning and Zoning Commission Workshop was held at 5:30 p.m. on September 12, 2016, at City Hall with the following in attendance:

MEMBERS PRESENT:

City Council Members

Honorable Martin Woodruff, Mayor
Randy Bowker
Cary Bohn
Susan Cocanougher
Mike McQuiston
Dr. Carmelina Holloway
Margaret Doubrava

Planning and Zoning Commissioners

Cecil LeMond, Vice Chairman
Eileen Standridge
Curtis Creswell
Terry Berube
John Lanier

MEMBERS ABSENT:

William D. Edwards, Chairman
Eddie Allen

Others present: City Manager Brett Shannon; Planning Director Dedra Ragland; City Secretary Diane Cockrell; Development Review Coordinator Codi Delcambre; GIS Analyst Ford McElroy; City Attorney Mason Woodruff; Legal Consultant Patricia Adams; Public Works Director Greg Hall and Finance Director Mike Erwin.

Mayor Lambert called the City Council Joint Workshop to order at 5:31 p.m.

Vice Chairman LeMond called the Planning & Zoning Commission Joint Workshop to order at 5:31 p.m.

ITEM 1: HEAR, DISCUSS AND GIVE STAFF DIRECTION REGARDING THE PROPOSED AMENDMENTS TO THE CITY OF DECATUR'S LONG RANGE MASTER PLAN (LRMP) FUTURE LAND USES OF CERTAIN TRACTS OF LAND INSIDE THE CITY LIMITS AND EXTENDING THE LAND USE DESIGNATIONS TO THE EXTRATERRITORIAL JURISDICTION (ETJ).

Planning Director Ragland thanked everyone for coming and taking time out of their busy schedules to discuss and give staff direction on the proposed amendments to the City of Decatur Long Range Master Plan (LRMP) Future Land Uses of certain tracts of land in the City Limits.

Planning Director Ragland went over the proposed changes to the Land Use Map. (See Attachment 1). City Council and the Planning and Zoning Commission agreed with the proposed changes and directed staff to move forward with the proposed amendments.

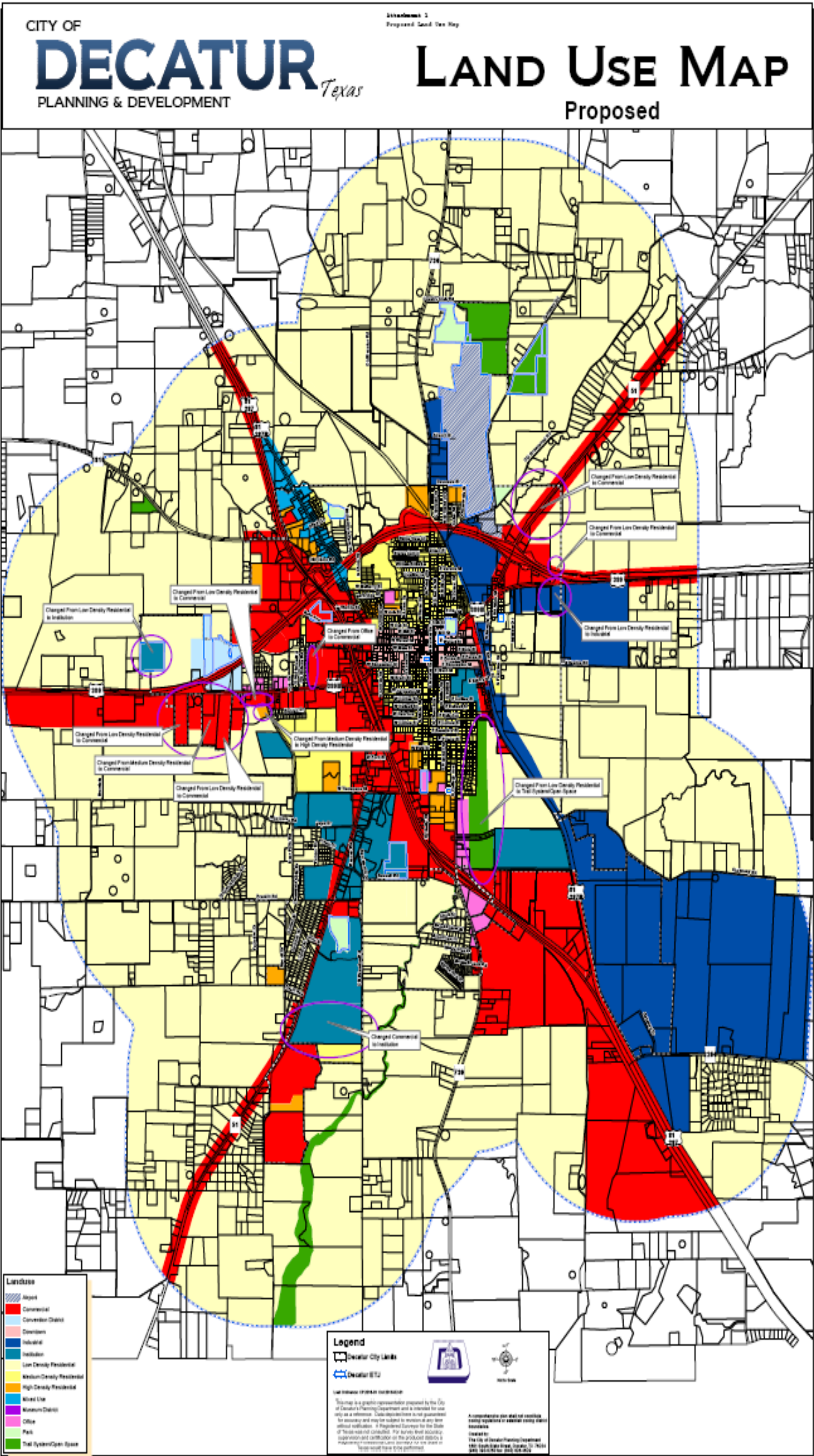
Planning Director Ragland stated that she received a letter from Mr. Sipes concerning his mother's property located at the corner of Hale Avenue and Perrin Street. She stated that Mr. Sipes would like the City Council and the Planning and Zoning Commission to consider changing the Land Use on Hall Avenue from Trenchard Street to US Hwy 81/287 Business, from Medium Density Residential (MDR) to Commercial (COM) or Mixed-Use (MU). Planning Director Ragland stated that a Mixed-Use designation along Hale Avenue was a more desirable solution because it would allow for commercial and residential uses to co-exist. The City Council and the Planning and Zoning Commission members discussed a Mixed- Use Land Use Designation along Hale Street. Several Council and Planning and Zoning Commission members suggested that staff consider expanding the Hale Avenue corridor to include Collins to the north and Collum to the south. The City Council and the Planning and Zoning Commission both agreed that the direction that staff was heading regarding Mixed-Use was appropriate. They further directed staff to meet with Hale Avenue residents to ensure the proposed Mixed-Use Land Use Designation was agreeable.

The workshop adjourned at 6:10 p.m.

William D. Edwards, Vice Chairman

ATTEST:

Dedra Denée Ragland, Planning Director





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STAFF REPORT

November 1, 2016 - Planning & Zoning Commission Meeting

TO: Planning & Zoning Commissioners **CASE:** RP2016-05
FROM: Dedra D. Ragland, AICP, Planning Director **APPLICANT:** Harold Ballard
DATE: October 28, 2016 **REQUEST:** Replat Application

Case Notes:

Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-05—Harold Ballard's request, on behalf of Tiffany Leeann Woskowicz, to final plat Lots 1R, 2R & 3R, Block A, Fairview Estates East, being a replat of Lot 1, Block A, Fairview Estates East, in the Extraterritorial Jurisdiction (ETJ) of the City of Decatur, Wise County, Texas. *(Plat was previously approved by the City Council on September 12, 2016. However, surveyor has discovered a Devon gas line easement and a Texas Electric Service Co. electric utility line easement; neither were reflected on the original replat submittal. (RP2016-02))*

Legality:

This property can be legally platted in accordance with Section 212 of the *Texas Local Government Code*.

Issues:

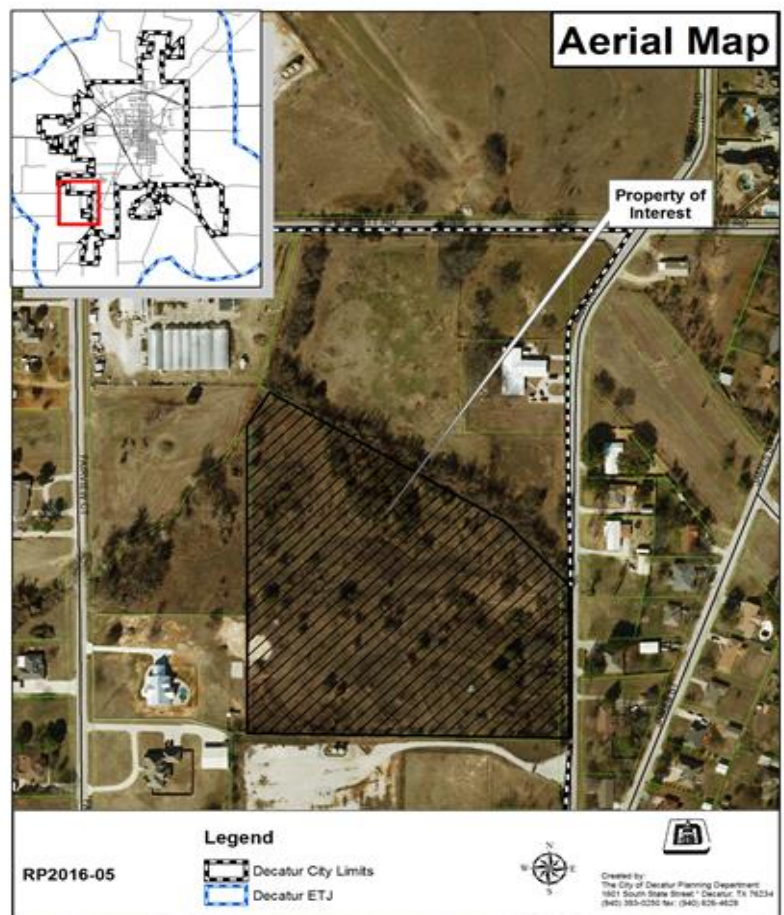
None.

Recommendation:

The plat meets the minimum requirements of the City of Decatur's Zoning Ordinance, Subdivision Regulations and the Design Standards. Staff recommends approval.

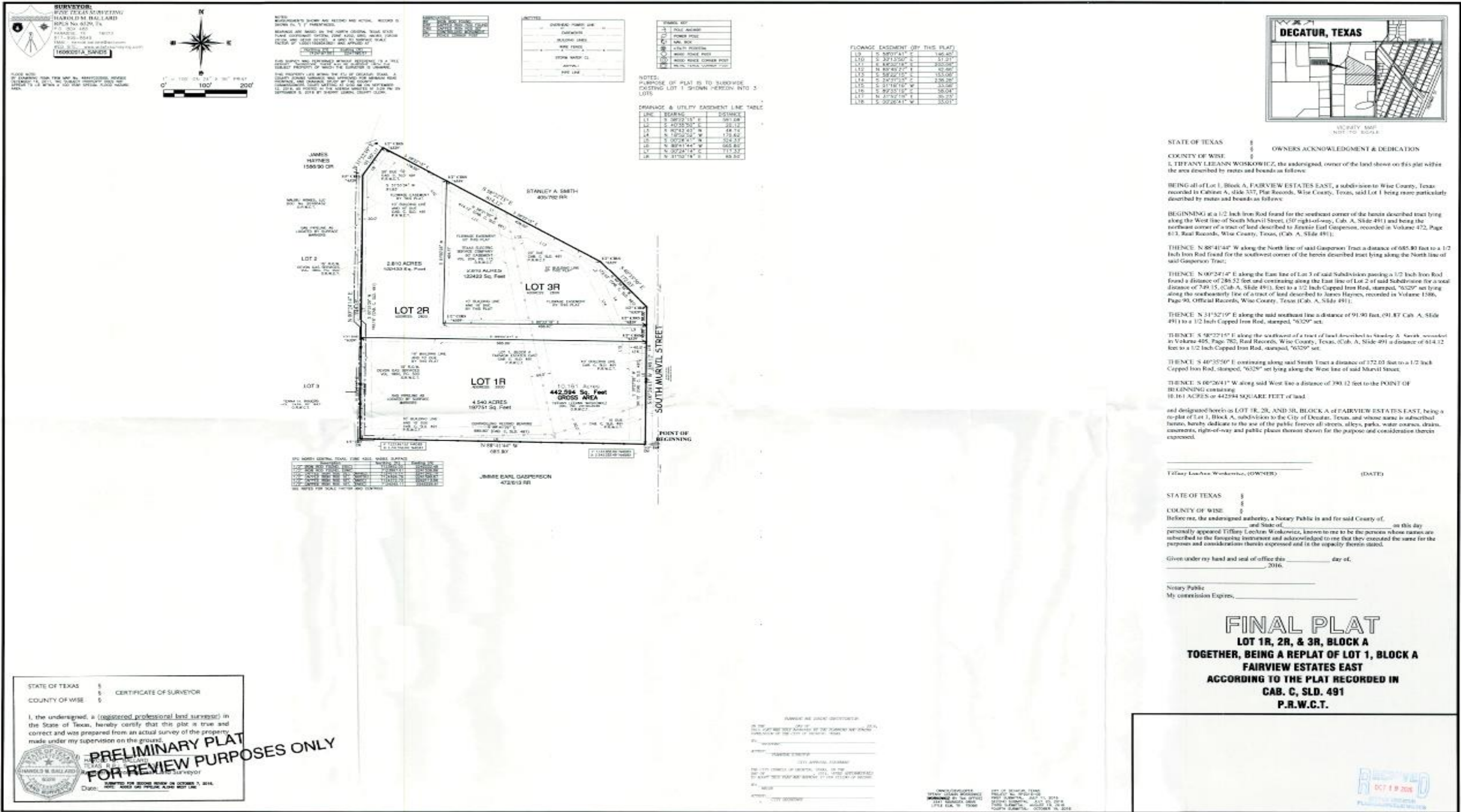
Attachment:

1. Final Plat Exhibit
2. Replat, Approved September 12, 2016
3. Original Plat Exhibit

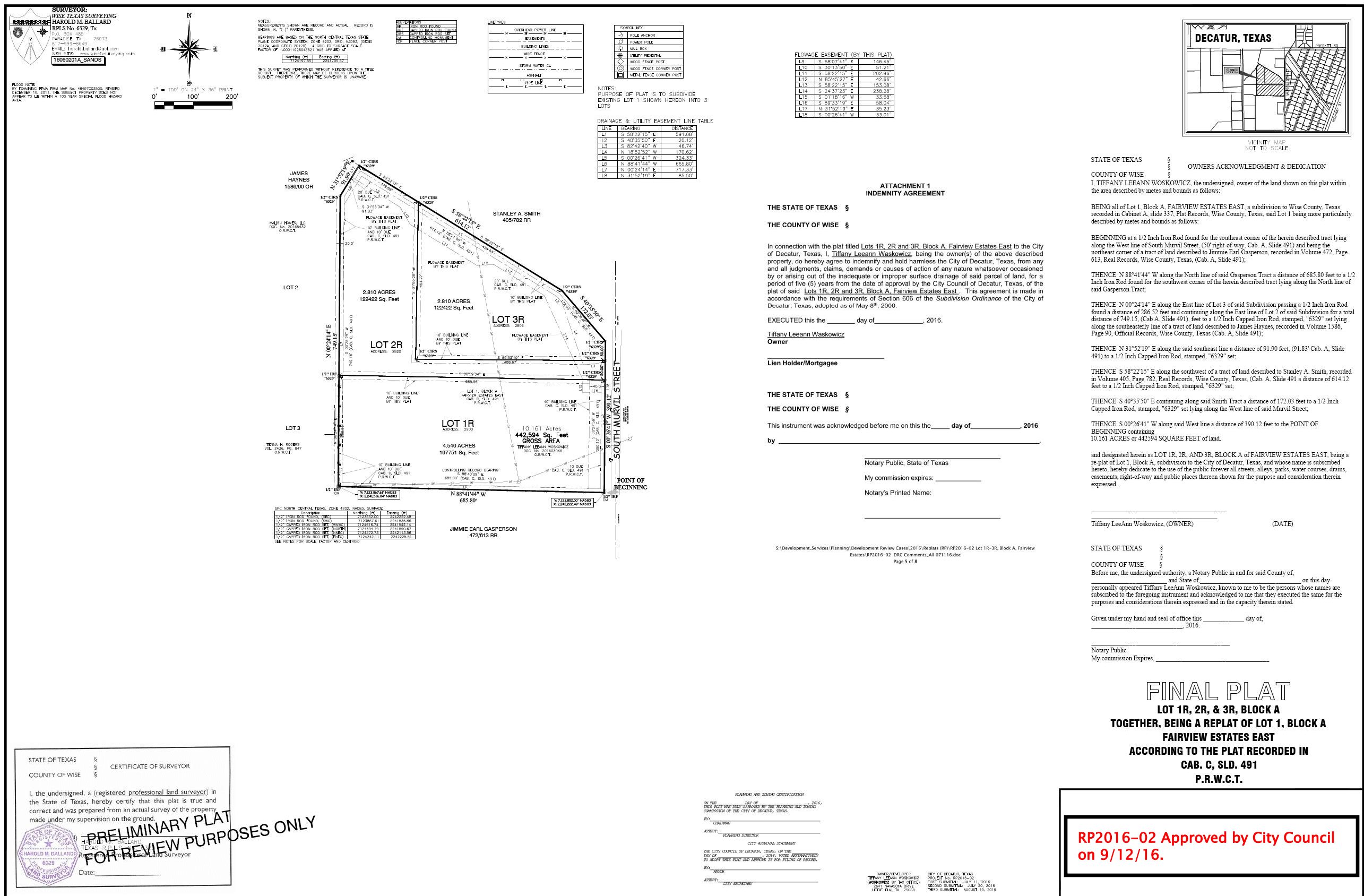


LOCATION MAP

ATTACHMENT 1
Final Plat Exhibit



Replat, Approved September 12, 2016



Original Plat Exhibit





CITY OF DECATUR, TEXAS

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Agenda Item 5

STAFF REPORT

November 1, 2016 – Planning & Zoning Commission Meeting

TO: Planning & Zoning Commissioners

CASE: PP2016-04

FROM: Dedra D. Ragland, AICP, Planning Director

APPLICANT: Cornerstone Baptist Church

DATE: October 28, 2016

REQUEST: Preliminary Plat Application

Case Notes:

Hear staff report and consider taking action to make a recommendation to City Council regarding Preliminary Plat Application 2016-04—Pastor Ron Fox's request, on behalf of Cornerstone Baptist Church, to preliminary plat Lot 1, Block 1, Cornerstone Baptist Church Addition, being a 12.05-acre tract in the David Moses Survey, Abstract No. 537, Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

Legality:

This property can be legally platted in accordance with Section 212 of the *Texas Local Government Code*.

Issues:

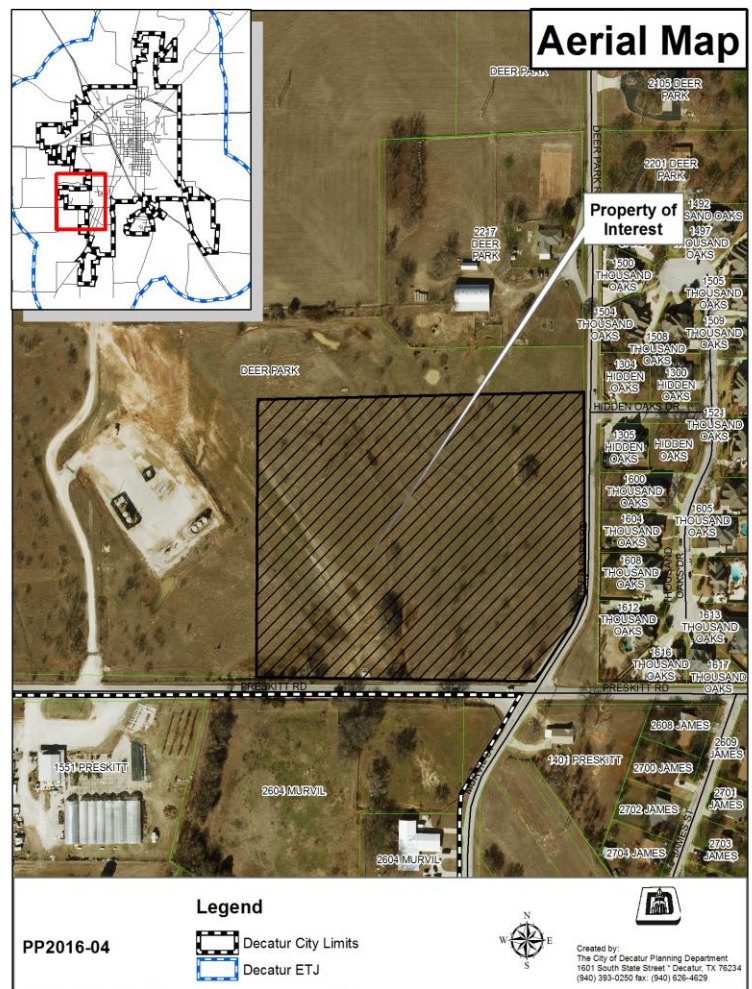
None.

Recommendation:

The plat meets the minimum requirements of the City of Decatur's Zoning Ordinance, Subdivision Regulations and the Design Standards. Staff recommends approval.

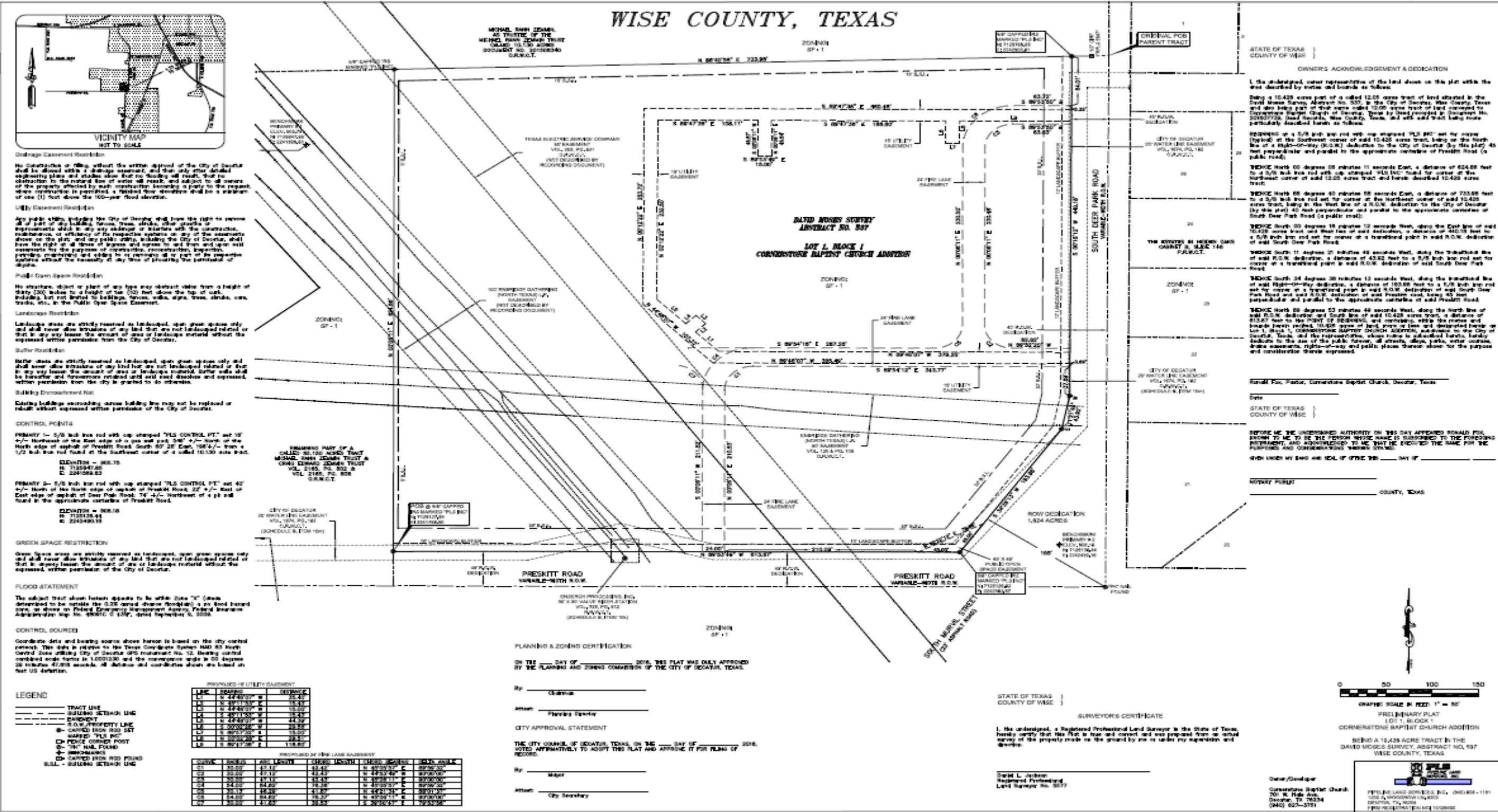
Attachment:

1. Preliminary Plat Exhibit



LOCATION MAP

ATTACHMENT 1
Preliminary Plat Exhibit



WISE COUNTY, TEXAS

PROPERTY DESCRIPTION

Being all of that certain 12.05 acres tract of land situated in the David Moses Survey, Abstract No. 537, in the City of Decatur, Wise County, Texas, and being a part of a called 85.150 acres tract of land conveyed to the saided Ram Zenith Trust and Gray Edward Zenith Trust by Deeds as recorded in Volume 2185, Page 822 and Volume 2185, Page 823, respectively, Official Records, Wise County, Texas, and with said 12.05 acres tract being more particularly described as follows:

BEFORE at a 740' well found in depth for corner of the Southeast corner of said 85.150 acres tract and herein described 12.05 acres tract, being in the approximate centerline of Preslett Road (a variate with Right-of-Way (R.O.W.))

THENCE North 89 degrees 53 minutes 49 seconds West (called North 89 degrees 53 minutes 13 seconds West by Deed) along the common South line of said 85.150 acres tract and said Preslett Road, a distance of 771.35 feet to a 5/8 inch bar not with cap stamped "PLS 842" (typical) set for corner of the Southwest corner of said 12.05 acres tract;

THENCE North 00 degrees 05 minutes 11 seconds East, departing said Preslett Road and over and above said 85.150 acres tract, a distance of 689.26 feet to a 5/8 inch bar not set for corner of the Northwest corner of said 12.05 acres tract, being in the corner North line of said 12.05 acres tract and South line of a called 10.130 acres tract of land conveyed to saided Ram Zenith by Deed as recorded in Document No. 201508340, said Official Records;

THENCE North 88 degrees 40 minutes 58 seconds East (called North 88 degrees 40 minutes 35 seconds East by Deed) along the common North line of said 12.05 acres tract and South line of said 10.130 acres tract, passing a 1/2 inch capped iron rod stamped "7915 5247" found at the Southwest corner of said 10.130 acres tract, at a distance of 755.48 feet and continuing for a total distance of 774.00 feet to a well set in depth for corner at the Northeast corner of said 12.05 acres tract and being in South Deer Park Road;

THENCE South 00 degrees 10 minutes 12 seconds West (called South 00 degrees 10 minutes 34 seconds West by Deed) along the common East line of said 12.05 acres tract and said Deer Park Road, a distance of 688.04 feet to the POINT OF BEGINNING, and including, within the miles herein recited, 12.05 acres (324,888 square feet), more or less.

UTILITY PROVIDERS

GAS - ATROS ENERGY INC.-TX
1603 EAST CANTON ST.
HOUSTON, TX 75059
(855) 322-8887

GAS - DEVON ENERGY CORPORATION
408 PARK WEST CT.
DECATUR, TX 76234
(800) 732-0330

ELECTRIC - ONCOR ELECTRIC DISTRIBUTION
2505 SOUTH HIGHWAY 287
DECATUR, TX 76234
(840) 827-4000
WWW.OCOR.COM

GAS - DUKU MUSTHAM
2501 CEDAR SPRINGS RD. #100
DALLAS, TX 75201
(214) 553-6550

GAS - DORRICE PIPELINE CO.
3213 180-3RD
DECATUR, TX 76234
(840) 827-8817

GAS - CONOCO PHILLIPS
408 PARK WEST CT.
DECATUR, TX 76234
(818) 681-5748
WWW.CONOCOPHILLIPS.COM

CABLE - CENTURYLINK
308 NORTH LANE ST.
DECATUR, TX 76234
(840) 827-0985

GAS - TARGA NORTH TEXAS LP
1475 PEGZEM
DECATUR, TX 76234
(840) 825-8272

SCHEDULE B ITEM NOTES

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY WISE COUNTY TITLE COMPANY, REFRESHED BY OF NO. 16-41759-01L, AND BEARING AN EFFECTIVE DATE OF APRIL 25, 2016.

1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE LONE STAR GAS CO., RIGHT-OF-WAY RECORDED IN VOLUME 120, PAGE 105, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)

2.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE TEXAS POWER AND LIGHT CO., RIGHT-OF-WAY RECORDED IN VOLUME 140, PAGE 505, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)

3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TEXAS ELECTRIC SERVICE CO., RIGHT-OF-WAY RECORDED IN VOLUME 203, PAGE 821, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (50' EASEMENT)

4.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE LONE STAR GAS CO., RIGHT-OF-WAY RECORDED IN VOLUME 216, PAGE 353, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)

5.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE NATURAL GAS PIPELINE CO. OF AMERICA RIGHT-OF-WAY RECORDED IN VOLUME 221, PAGE 033, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)

6.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE LONE STAR GAS CO., RIGHT-OF-WAY RECORDED IN VOLUME 255, PAGE 553, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)

7.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE 100' BRAZOS ELECTRIC COOPERATIVE, INC., RIGHT-OF-WAY RECORDED IN VOLUME 263, PAGE 577, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)

8.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE MOKE RESOURCES, INC., RIGHT-OF-WAY RECORDED IN VOLUME 383, PAGE 124, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)

9.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE WISE COUNTY TELEPHONE CO., RIGHT-OF-WAY RECORDED IN VOLUME 425, PAGE 343, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)

10.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE TEXAS POWER & LIGHT CO., RIGHT-OF-WAY RECORDED IN VOLUME 3, PAGE 743, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)

11.) LIMITED BY TITLE COMPANY. (Schedule B, Item 104)

12.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE T&U GAS COMPANY RIGHT-OF-WAY RECORDED IN VOLUME 1288, PAGE 80, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)

13.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE 20' CITY OF DECATUR UTILITY EASEMENT RECORDED IN VOLUME 1874, PAGE 182, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)

14.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DEVON ENERGY PRODUCTION COMPANY, ET AL RIGHT-OF-WAY RECORDED IN VOLUME 1885, PAGE 348, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)

15.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DEVON GAS SERVICES, L.P., RIGHT-OF-WAY RECORDED IN VOLUME 1885, PAGE 497, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET 20' EASEMENT)

16.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE DORRICE GATHERING (NORTH TEXAS) L.P., RIGHT-OF-WAY RECORDED IN VOLUME 1884, PAGE 838, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (20' EASEMENT, 10' X 10' STRIP, AND 20' X 20' STRIP)

SUMMARY OF EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, ACCESS AND ASSOCIATED DOCUMENTS

1. Lone Star Gas Company Right-of-Way and Easement, recorded in Volume 120, Page 105, Deed Records, Wise County, Texas.

Blanket easement (refers to 283 acres parent tract).
The surveyor believes these lines may be owned by Atmos or Edridge now as there are 3 separate Atmos lines and 3 separate Edridge pipelines crossing the property from Preslett Road Northwest across subject property as located by 811 locs. Subject tract appears to be affected.

2. Texas Power & Light Company Right-of-Way, recorded in Volume 140, Page 505, Deed Records, Wise County, Texas.

Document describes easement location on road running from North to South and West of subject tract.

The surveyor believes this Right-of-Way does not affect the subject tract.

3. 50' Texas Electric Service Company Right-of-Way, recorded in Volume 203, Page 821, Deed Records, Wise County, Texas.

Document describes location on original 224.6 acres tract when owned by the Ratons.

The surveyor believes this Right-of-Way contains the high voltage electric transmission lines crossing from Preslett Road Northwest across subject tract. Subject tract appears to be affected.

4. Lone Star Gas Company Right-of-Way and Easement, recorded in Volume 216, Page 353, Deed Records, Wise County, Texas.

Document describes blanket easement on original 224.6 acres tract when owned by the Ratons.

The surveyor believes these lines may be owned by Atmos or Edridge now as there are 3 separate Atmos lines and 3 separate Edridge pipelines crossing the property from Preslett Road Northwest across subject property as located by 811 locs. Subject tract appears to be affected.

5. Natural Gas Pipeline Company of America Right-of-Way and Gathering System Agreement, recorded in Volume 221, Page 33, Deed Records, Wise County, Texas.

Document describes easement location on original 224.6 acres tract when owned by the Ratons but this easement runs from East to West and is North of the current subject tract and does not appear to affect the subject tract.

6. Lone Star Gas Company Right-of-Way and Easement, recorded in Volume 255, Page 553, Deed Records, Wise County, Texas.

Document describes blanket easement location on original 224.6 acres tract when owned by the Ratons.

The surveyor believes these lines may be owned by Atmos or Edridge now as there are 3 separate Atmos lines and 3 separate Edridge pipelines crossing the property from Preslett Road Northwest across subject tract as located by 811 locs. Subject tract appears to be affected.

7. 100' Brazos Electric Cooperative, Incorporated Easement and Right-of-Way, recorded in Volume 263, Page 577, Deed Records, Wise County, Texas.

Document describes easement location on original 224.6 acres tract when owned by the Ratons but this easement runs from East to West and is North of the current subject tract and does not appear to affect the subject tract.

8. Moke Resources, Inc. Right-of-Way, Easement and privileges for Pipeline Easement, recorded in Volume 383, Page 124, Deed Records, Wise County, Texas.

Document describes easement location West of the subject tract and does not appear to affect the subject tract.

9. Wise County Telephone Company Right-of-Way, recorded in Volume 425, Page 343, Deed Records, Wise County, Texas.

Document partly describes easement location on east side of original 224.6 acres tract when owned by the Ratons but this easement runs from East to West and is North of the current subject tract and does not appear to affect the subject tract. The document describes an easement for underground cable but there are no markers for a line of evidence of underground cable from 811 locs. However there are overhead utility lines running down the West side of Deer Park Road in this location. The surveyor believes these lines are active and could potentially provide service to the subject tract. This easement appears to affect the subject tract.

10. Texas Power & Light Company Right-of-Way, recorded in Volume 3, Page 743, Deed Records, Wise County, Texas.

Document describes easement location on original 224.6 acres tract when owned by the Ratons at the original Northeast corner for a 30 foot long gas gathering easement and does not appear to affect the subject tract.

11. Darrick Processing, Inc. Right of Way, recorded in Volume 725, Page 512, Deed Records, Wise County, Texas.

Document describes easement location on South line of subject tract for Value River Station. Value River was found at described location. The easement appears to affect the subject tract.

12. T&U Gas Company Easement and Right-of-Way, recorded in Volume 1288, Page 80, Official Records, Wise County, Texas.

Document describes easement location on South line of subject tract for Gethsemane Station 10-40 on 20' LSP line. Appears to overlap Value River easement. Subject A line Owner logs. This easement appears to affect the subject tract.

13. 20' City of Decatur Utility Easement, recorded in Volume 1874, Page 182, of the Official Records, Wise County, Texas.

Document describes easement location along East and South lines of subject tract for utility. This easement appears to affect the subject tract.

14. 20' Devon Energy Production Company and Darrick Resources CB & Gas Company, LP Well Operation Easement, recorded in Volume 1885, Page 348, Official Records, Wise County, Texas.

Document describes easement location West side of subject tract for operation of an existing well. 811 locs marked underground Devon electric lines in this location. This easement appears to affect the subject tract.

15. 20' Devon Gas Services, L.P. Right-of-Way and Easement, recorded in Volume 1885, Page 497, Official Records, Wise County, Texas.

Document does not describe easement location (blanket) but Devon is maintaining a well site on the West side of subject tract. 811 locs marked underground Devon electric lines in this location and also marked Edridge waterline lines in this location. This easement appears to affect the subject tract.

16. 20' Edridge Gathering (North Texas) L.P. Pipeline Right-of-Way and Surface Facility Agreement, recorded in Volume 1884, Page 838, of the Official Records, Wise County, Texas.

Document describes easement location and a 10' by 10' site and a 20' site locations. Devon is maintaining a well site on the West side of subject tract in this location. 811 locs marked underground Devon electric lines in this location and also marked Edridge waterline lines in this location. This easement appears to affect the subject tract.

17. The Subject property shows herein how Egress and Egress to South Deer Park Road and Preslett Road. Both roads have variable-width by record, and appear to be maintained by the City of Decatur.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND LOCATIONS AS PROVIDED FROM TEXAS ONE CALL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES AS SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, AND BEFORE CONSTRUCTION AN ADDITIONAL REQUEST SHOULD BE MADE TO TEXAS ONE CALL.

GENERAL NOTES

1.) ALL BEARINGS CONTAINED HEREON ARE GRS, BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATIONS AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED IN APRIL, 2016.

2.) ALL DISTANCES AND AREAS OF THE SUBJECT TRACT SHOWN HEREON ARE GRS, SURFACE VALUES CAN BE DERIVED BY USING A CORRECTION SCALE FACTOR OF 0.999823388.

3.) ALL MONUMENTS SHOWN AS "FOUND" WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN HEREON.

4.) THE SUBJECT TRACT SHOWN HEREON APPEARS TO BE WITHIN ZONE "H" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) A NO FLOOD HAZARD ZONE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION MAP NO. 48591C D 4397, DATED SEPTEMBER 6, 2009.

ZONING

THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF DECATUR, TEXAS AND ACCORDING TO THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS ADOPTED FEBRUARY 12, 1980 IT IS ZONED "SF-1" SINGLE FAMILY RESIDENTIAL AS REFERRED TO IN SECTION 5.1.2 (F-1, Single-Family Residential District) AND HAS THE FOLLOWING RESTRICTIONS:

MINIMUM HEIGHT Two and one-half (2 1/2) stories (see 7.1.10.2. Height Regulations for additional height requirements).

Minimum Rear Yard Setback: 30'.

Minimum Side Yard Setback: 5' or ten percent (10%) of the lot width, but not to exceed 15'.

Minimum Rear Yard Setback: 15'.

Minimum Lot Area: One-Family Dwelling Detached: One-half (1/2) acre (Twenty-one thousand seven hundred eighty (21,780) square feet).

Minimum Lot Width: One-Family Dwelling Detached: One hundred feet (100').

Minimum Lot Depth: One-Family Dwelling Detached: One hundred feet (100').

Minimum Rear Area per Dwelling Unit: Fifteen hundred (1,500) square feet.

Maximum Lot Coverage: Twenty-five percent (25%), including main Residence and Accessory Buildings.

IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF DECATUR PLANNING AND DEVELOPMENT DEPARTMENT FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES, OF FRONT, REAR AND REAR YARD DESIGNATIONS FOR SETBACK REQUIREMENTS AND PARKING REQUIREMENTS BASED ON BUILDING FOOTPRINT BY DESIGN AND RESPECTIVE SQUARE FOOTAGE.

ALTA / NSPS LAND TITLE SURVEY

12.05 ACRES TRACT

PRELIMINARY ROAD AT SOUTH DEER PARK ROAD,

DECATUR, TEXAS, WISE COUNTY, TEXAS

PIPELINE LAND SERVICES, INC. (840) 858-1111

1000 A WOODROW LN, #300

DECATUR, TX 76234

FORM REGISTRATION NO. 1000000000

SHEET 2 OF 2



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

Agenda Item 6

STAFF REPORT

November 1, 2016 – Planning & Zoning Commission Meeting

TO: Planning & Zoning Commissioners

CASE: FP2016-05

FROM: Dedra D. Ragland, AICP, Planning Director

APPLICANT: Cornerstone Baptist Church

DATE: October 28, 2016

REQUEST: Final Plat Application

Case Notes:

Hear staff report and consider taking action to make a recommendation to City Council regarding Final Plat Application 2016-05—Pastor Ron Fox's request, on behalf of Cornerstone Baptist Church, to final plat Lot 1, Block 1, Cornerstone Baptist Church Addition, being a 12.05-acre tract in the David Moses Survey, Abstract No. 537, Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

Legality:

This property can be legally platted in accordance with Section 212 of the *Texas Local Government Code*.

Issues:

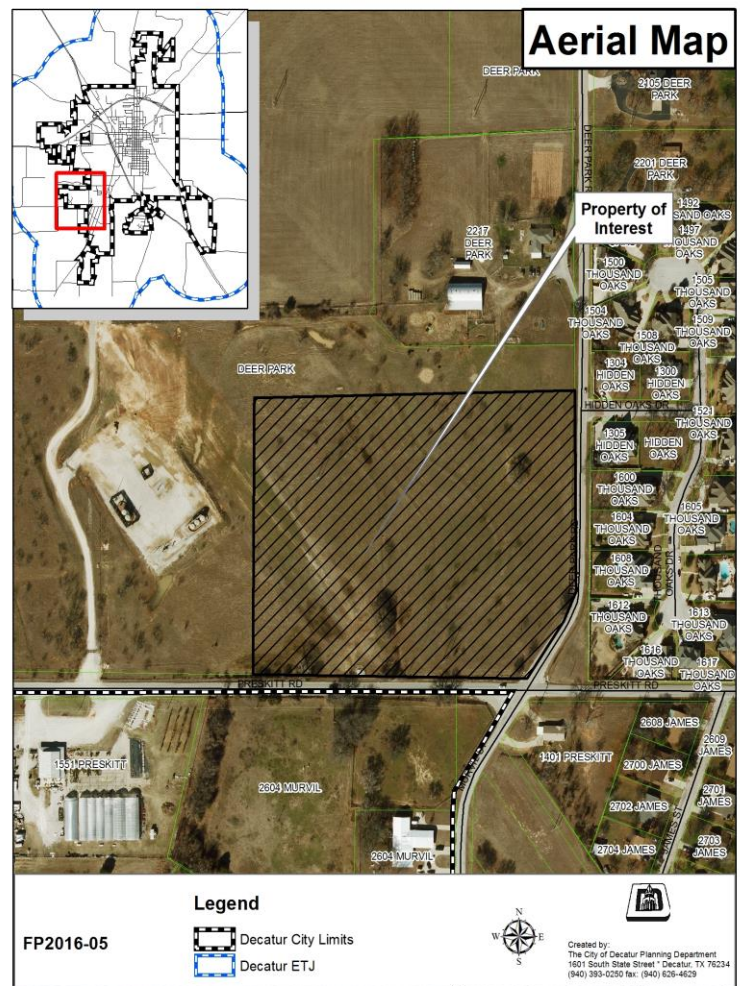
None.

Recommendation:

The plat meets the minimum requirements of the City of Decatur's Zoning Ordinance, Subdivision Regulations and the Design Standards. Staff recommends approval.

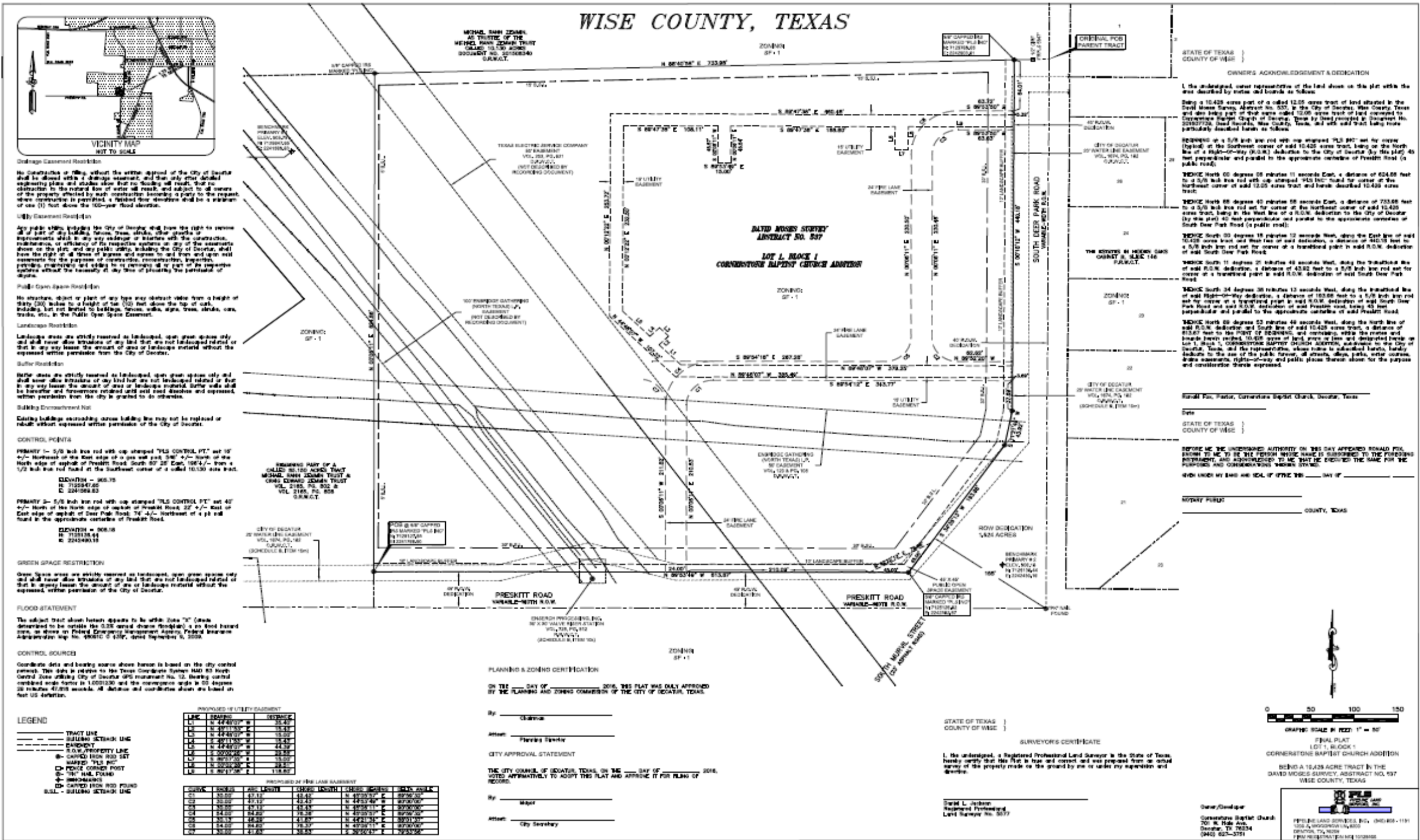
Attachment:

1. Final Plat Exhibit
- 2.



LOCATION MAP

ATTACHMENT 1
Final Plat Exhibit



WISE COUNTY, TEXAS

PROPERTY DESCRIPTION

Being all of that certain 12.05 acre tract of land situated in the Dead Horse Survey, Abstract No. 835, in the City of Decatur, Wise County, Texas, and being a part of a called 85.150 acre tract of land conveyed to the saided Ryan Zemann Trust and Gray Edward Zemann Trust by Deeds as recorded in Volume 2185, Page 822 and Volume 2185, Page 826, respectively, Official Records, Wise County, Texas, and with said 12.05 acre tract being more particularly described as follows:

BEING all of a 740' x 60' x 60' x 60' tract in apportion for corner of the Southwest corner of said 85.150 acre tract and herein described 12.05 acre tract, being in the approximate centerline of Preston Road (a variate with Right-of-Way (R.O.W.)).

THENCE North 89 degrees 53 minutes 49 seconds West (called North 89 degrees 53 minutes 15 seconds West by Deed) along the common South line of said 85.150 acre tract and said Preston Road, a distance of 771.35 feet to a 5/8 inch iron rod set out for corner of the Southwest corner of said 12.05 acre tract;

THENCE North 00 degrees 08 minutes 11 seconds West, separating said Preston Road and said and across said 85.150 acre tract, a distance of 969.88 feet to a 5/8 inch iron rod set out for corner of the Northwest corner of said 12.05 acre tract, being in the common North line of said 12.05 acre tract and South line of a called 10.130 acre tract of land conveyed to saided Ryan Zemann by Deed as recorded in Document No. 20506340, said Official Records;

THENCE North 88 degrees 43 minutes 58 seconds East (called North 88 degrees 40 minutes 16 seconds East by Deed) along the common North line of said 12.05 acre tract and South line of said 10.130 acre tract, passing a 1/2 inch capped iron rod stamped "7815 5047" found at the Southwest corner of said 10.130 acre tract, at a distance of 755.48 feet and continuing for a total distance of 774.00 feet to a well set in apportion for corner at the Northeast corner of said 12.05 acre tract and being in South Deer Park Road;

THENCE South 00 degrees 18 minutes 12 seconds West (called South 00 degrees 18 minutes 34 seconds West by Deed) along the common East line of said 12.05 acre tract and said Deer Park Road, a distance of 668.04 feet to the POINT OF BEGINNING, and enclosing, within the corners herein cornered, 12.05 acres (121,688 square feet), more or less.

UTILITY PROVIDERS

GAS - ATMOS ENERGY MS-TEX
1603 EAST CHANTON ST.
HOUSTON, TX 75059
(281) 322-5567

GAS - DEVON ENERGY CORPORATION
408 PARK WEST CT.
SEACATON, TX 76234
(817) 732-0330

ELECTRIC - ONCOR ELECTRIC DISTRIBUTION
2505 SOUTH HIGHWAY 287
SEACATON, TX 76234
(817) 827-4702
WWW.OCOR.COM

GAS - CHUNG MEDICAL
2501 CEDAR SPRINGS RD. #100
DALLAS, TX 75201
(214) 953-6000

GAS - CHURCH PIPELINE CO.
2313 160-360
SEACATON, TX 76234
(817) 827-5517

GAS - CHURCH PIPELINE CO.
408 PARK WEST CT.
SEACATON, TX 76234
(817) 661-5748
WWW.CHURCHPIPELINES.COM

CABLE - COUNTRYLINE
308 NORTH LANG ST.
SEACATON, TX 76234
(817) 827-0380

GAS - TARGA NORTH TEXAS LP
1475 FIDELITY
SEACATON, TX 76234
(817) 826-8273

SCHEDULE B ITEM NOTES

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY WISE COUNTY TITLE COMPANY, REPERFORMED BY GE NO. 16-41799-01L, AND BEARING AN EFFECTIVE DATE OF APRIL 25, 2016.

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE LONE STAR GAS CO., RIGHT-OF-WAY RECORDED IN VOLUME 120, PAGE 105, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE TEXAS POWER AND LIGHT CO., RIGHT-OF-WAY RECORDED IN VOLUME 140, PAGE 505, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TEXAS ELECTRIC SERVICE CO., RIGHT-OF-WAY RECORDED IN VOLUME 203, PAGE 821, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (50' easement)
- 4.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE LONE STAR GAS CO., RIGHT-OF-WAY RECORDED IN VOLUME 218, PAGE 303, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)
- 5.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE NATURAL GAS PIPELINE CO. OF AMERICA RIGHT-OF-WAY RECORDED IN VOLUME 231, PAGE 033, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)
- 6.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE LONE STAR GAS CO., RIGHT-OF-WAY RECORDED IN VOLUME 255, PAGE 563, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET)
- 7.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE 100' BRAZOS ELECTRIC COOPERATIVE, INC., RIGHT-OF-WAY RECORDED IN VOLUME 263, PAGE 577, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)
- 8.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE MOYE RESOURCES, INC., RIGHT-OF-WAY RECORDED IN VOLUME 387, PAGE 124, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)
- 9.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE WISE COUNTY TELEPHONE CO., RIGHT-OF-WAY RECORDED IN VOLUME 425, PAGE 343, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)
- 10.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE TEXAS POWER & LIGHT CO., RIGHT-OF-WAY RECORDED IN VOLUME 3, PAGE 743, IN THE DEED RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)
- 11.) CARRIED BY TITLE COMPANY. (Schedule B, Item 104)
- 12.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TCU GAS COMPANY RIGHT-OF-WAY RECORDED IN VOLUME 1388, PAGE 80, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)
- 13.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE 307 CITY OF SEACATON UTILITY EASEMENT RECORDED IN VOLUME 1674, PAGE 182, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104)
- 14.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DEVON ENERGY PRODUCTION COMPANY, ET AL RIGHT-OF-WAY RECORDED IN VOLUME 1885, PAGE 348, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET 20' easement)
- 15.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DEVON GAS SERVICES, L.P., RIGHT-OF-WAY RECORDED IN VOLUME 1885, PAGE 497, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (BLANKET 20' easement)
- 16.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE CHURCH PIPELINES (NORTH TEXAS) L.P., RIGHT-OF-WAY RECORDED IN VOLUME 1864, PAGE 878, IN THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 104) (20' easement, 10' x 12' strip, and 30' x 30' strip)

SUMMARY OF EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, ACCESS AND ASSOCIATED DOCUMENTS

1. Lone Star Gas Company Right-of-Way and Easement, recorded in Volume 120, Page 105, Deed Records, Wise County, Texas.
Blanket easement (prior to 200 acre parcel tract).
The surveyor believes these lines may be owned by Atmos or Chbridge now as there are 3 separate Atmos lines and 3 separate Chbridge pipelines crossing the property from Preston Road Northwest across subject property as located by 811 locates. Subject tract appears to be affected.
2. Texas Power & Light Company Right-of-Way, recorded in Volume 140, Page 505, Deed Records, Wise County, Texas.
Document describes easement location on road running from North to South and West of subject tract.
The surveyor believes this Right-of-Way does not affect the subject tract.
3. 50' Texas Electric Service Company Right-of-Way, recorded in Volume 203, Page 821, Deed Records, Wise County, Texas.
Document describes location on original 224.6 acre tract when owned by the Atmos.
The surveyor believes this Right-of-Way contains the high voltage electric transmission lines crossing from Preston Road Northwest across subject tract. Subject tract appears to be affected.
4. Lone Star Gas Company Right-of-Way and Easement recorded in Volume 218, Page 303, Deed Records, Wise County, Texas.
Document describes blanket easement on original 224.6 acre tract when owned by the Atmos.
The surveyor believes these lines may be owned by Atmos or Chbridge now as there are 3 separate Atmos lines and 3 separate Chbridge pipelines crossing the property from Preston Road Northwest across subject property as located by 811 locates. Subject tract appears to be affected.
5. Natural Gas Pipeline Company of America Right-of-Way and Gathering System Agreement recorded in Volume 231, Page 033, Deed Records, Wise County, Texas.
Document describes easement location on original 224.6 acre tract when owned by the Atmos but that of subject property.
The surveyor believes this easement does not affect the subject tract.
6. Lone Star Gas Company Right-of-Way and Easement recorded in Volume 255, Page 563, Deed Records, Wise County, Texas.
Document describes blanket easement location on original 224.6 acre tract when owned by the Atmos.
The surveyor believes these lines may be owned by Atmos or Chbridge now as there are 3 separate Atmos lines and 3 separate Chbridge pipelines crossing the property from Preston Road Northwest across subject tract as located by 811 locates. Subject tract appears to be affected.
7. 100' Brazos Electric Cooperative, Incorporated Easement and Right-of-Way recorded in Volume 263, Page 577, Deed Records, Wise County, Texas.
Document describes easement location on original 224.6 acre tract when owned by the Atmos but that of subject property.
The surveyor believes this easement does not affect the subject tract.
8. Moye Resources, Inc. Right-of-Way, Easement and privileges for Pipeline Easement recorded in Volume 387, Page 124, Deed Records, Wise County, Texas.
Document describes easement location West of the subject tract and does not appear to affect the subject tract.
9. Wise County Telephone Company Right-of-Way recorded in Volume 425, Page 343, Deed Records, Wise County, Texas.
Document partly describes easement location on east side of original 224.6 acre tract when owned by the Atmos parallel with a fence on the West side of Deer Park Road. The document describes an easement for underground cable but there are no markers for a line or evidence of underground cable from 811 locates. However there are overhead utility lines running down the West side of Deer Park Road in this location. The surveyor believes these lines are active and could potentially provide service to the subject tract. This easement appears to affect the subject tract.
10. Texas Power & Light Company Right-of-Way recorded in Volume 3, Page 743, Deed Property Records, Wise County, Texas.
Document describes easement location on original 224.6 acre tract when owned by the Atmos at the original Northwest corner for a 20 foot long gap under easement and does not appear to affect the subject tract.
11. Church Processing, Inc. Right of Way recorded in Volume 725, Page 512, Deed Property Records, Wise County, Texas.
Document describes easement location on South line of subject tract for Value Meter Station. Value meter was found at described location. This easement appears to affect the subject tract.
12. TCU Gas Company Easement and Right-of-Way, recorded in Volume 1388, Page 80, Official Records, Wise County, Texas.
Document describes easement location on South line of subject tract for Chbridge Station 9-48 on 20' LSP line. Appears to overlap Value Meter easement, located A mile West top. This easement appears to affect the subject tract.
13. 307 City of Decatur Utility Easement recorded in Volume 1674, Page 182, of the Official Records, Wise County, Texas.
Document describes easement location along East and South lines of subject tract for utility. This easement appears to affect the subject tract.
14. 307 Devon Energy Production Company and Challenge Resource II II Gas Company, LP and Operation Easement, recorded in Volume 1885, Page 348, Official Records, Wise County, Texas.
Document describes easement location West side of subject tract for operation of an existing well. 811 locates marked underground Devon electric lines in this location. This easement appears to affect the subject tract.
15. 307 Devon Gas Services, L.P. Right-of-Way and Easement, recorded in Volume 1885, Page 497, Official Records, Wise County, Texas.
Document does not describe easement location (blanket) but Devon is maintaining a well site on the West side of subject tract. 811 locates marked underground Devon electric lines in this location and also marked Chbridge Wellbore lines in this location. This easement appears to affect the subject tract.
16. 307 Chbridge Gathering (North Texas) L.P. Pipeline Right-of-Way and Surface Facility Agreement, recorded in Volume 1864, Page 878, of the Official Records, Wise County, Texas.
Document describes easement location and a 10' by 10' site and a 20' by 30' site location. Devon is maintaining a well site on the West side of subject tract in this location. 811 locates marked underground Devon electric lines in this location and also marked Chbridge Wellbore lines in this location. This easement appears to be West of subject tract and does not affect the subject tract.
17. The Subject property shown herein has ingress and Egress to South Deer Park Road and Preston Road. Both roads have variable-width by record, and appear to be maintained by the City of Decatur.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND LOCATIONS AS PROVIDED FROM TEXAS ONE CALL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES AS SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, AND BEFORE CONSTRUCTION AN ADDITIONAL REQUEST SHOULD BE MADE TO TEXAS ONE CALL.

GENERAL NOTES

- 1.) ALL READINGS CONTAINED HEREON ARE GRS, BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4302), DERIVED FROM GPS OBSERVATIONS AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED IN APRIL, 2016.
- 2.) ALL DISTANCES AND AREAS OF THE SUBJECT TRACT SHOWN HEREON ARE GRS. SURFACE VALUES CAN BE DERIVED BY USING A CORRECTION SCALE FACTOR OF 0.99993388.
- 3.) ALL MONUMENTS SHOWN AS "FOUND" WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN HEREON.
- 4.) THE SUBJECT TRACT SHOWN HEREON APPEARS TO BE WITHIN ZONE "F" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) A NO FLOOD HAZARD ZONE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL INSURANCE ADMINISTRATION MAP NO. 480516 D 4395, DATED SEPTEMBER 6, 2009.

ZONING

THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF SEACATON, TEXAS AND ACCORDING TO THE CODE OF ORDINANCES OF THE CITY OF SEACATON, TEXAS ADOPTED FEBRUARY 13, 1986 IT IS ZONED "SF-1" SINGLE FAMILY RESIDENTIAL AS REFERRED TO IN SECTION 51.2 SF-1, Single-Family Residential District AND HAS THE FOLLOWING RESTRICTIONS:

MAXIMUM HEIGHT Two and one-half (2 1/2) stories (see 71.10, Height Regulations for additional height requirements).

Minimum Rear Yard Setback 30'.

Minimum Side Yard Setback 5' or ten percent (10%) of the lot width, but not to exceed 15'.

Minimum Rear Yard Setback 15'.

Minimum Lot Area: One-Family Dwelling Detached: One-half (1/2) acre (Twenty-one thousand seven hundred eighty (21,780) square feet).

Minimum Lot Width: One-Family Dwelling Detached: One hundred feet (100).

Minimum Lot Depth: One-Family Dwelling Detached: One hundred feet (100).

Minimum Rear Area per Dwelling Unit: Fifteen hundred (1,500) square feet.

Maximum Lot Coverage: Twenty-five percent (25%), including main structure and accessory buildings.

IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF SEACATON PLANNING AND DEVELOPMENT DEPARTMENT FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES, OF FRONT, REAR AND REAR YARD DESIGNATIONS FOR SETBACK REQUIREMENTS AND PARKING REQUIREMENTS BASED ON BUILDING FOOTPRINT BY DESIGN AND RESPECTIVE SQUARE FOOTAGE.

ALTA / NPS LAND TITLE SURVEY
12.05 ACRES TRACT
PREPARED BY ALTA OVER PARK ROAD,
SEACATON, TEXAS, WISE COUNTY, TEXAS



PIPERLAND SERVICES, INC. (ONE) 808 - 1191
1000 & WOODROW WILSON
SEACATON, TX 76234
PIPERLANDSERVICES.COM

SHEET 2 OF 2